

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2394/0F1
2.	Proposed Development:	REAR SINGLE STOREY EXTENSION FOR FAMILY ROOM, FRONT FIRST FLOOR BEDROOM EXTENSION AND PITCHED ROOF TO DORMER
3.	Location:	TREE TOPS, 4 ELIZABETH CRESCENT, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to the dwelling known as Tree Tops at 4 Elizabeth Crescent in Whitehaven. It is a detached property and has residential dwellings to the north, south, east and west. Elizabeth Crescent runs to the north of the dwelling. PROPOSAL Planning Permission is sought for a rear single storey extension, front first floor extension and the addition of a pitched roof to an existing dormer. The proposal will extend two bedrooms on the first floor and allow the kitchen and dining	

room on the ground floor to be amalgamated to provide an open plan area with the addition of a utility room.

The extension will be constructed from similar materials to the main house including rendered walls, a concrete tiled roof, cedar cladding and white UPVC windows.

RELEVANT PLANNING APPLICATION HISTORY

There are no previous applications on the site.

CONSULTATION RESPONSES

Whitehaven Town Council

No response received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No responses have been received as a result of these advertisements.

Planning Policy

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021-2038 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the

Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

The policies relevant to this application are as follows:

Strategic Policy DS1 – Settlement Hierarchy

Strategic Policy DS2 – Settlement Boundaries

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

Policy CO7: Parking Standards

ASSESSMENT

Principle of Development

The proposed application relates to a residential dwelling in Whitehaven and would provide an extended living space for the occupants. Whitehaven is identified as Copeland's Principal Town within Policy DS1 of the Copeland Local Plan, where the majority of development should be focussed. Policy H14 of the LP supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy Policy H14 of the LP and the NPPF guidance.

Scale and Design

Policy DS4 of the LP and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy H14 of the LP seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposal will add a single storey rear extension, first floor bedroom extension in place of the existing balcony and a pitched roof to the dormer. The dwelling is sited on a large plot, capable of accommodating an enlargement of this scale comfortably.

The design of the extension includes an overall roof height on the front elevation that will be higher than the existing, however it is not considered to be significant when viewed in context with the parent dwelling. Whilst the dormer will be significant, the dwelling is much smaller in scale than the dwellings on either side, therefore the overall development will not have any significant impact locally. The property is set back from the road with established boundaries and is therefore not highly visible. Furthermore, Elizabeth Crescent includes a variety of different dwelling designs with no real consistency. It is therefore unlikely that the changes will create a significant effect on the street scene and the overall aesthetics will remain similar.

The extension to the rear is modest, with a sloped roof which reduces the overall bulk on the rear of the property. The extension is unlikely to be seen from the surrounding properties due to the existing boundary treatments and situation of the neighbouring properties.

In addition, the proposed materials will match the existing property.

Notwithstanding this, the proposed extensions will modernise and improve the property.

On this basis, the proposal is considered to meet Policy H14 of the LP and the NPPF guidance.

Residential Amenity

Policy H14 of the LP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposed extensions will be located to the front and rear garden of the property. There is a dwelling directly south of the rear extension, however it is set back from the boundary and also situated at a much higher level than the dwelling being modified. As the extension is on the ground floor only, it is likely that there will not be any effect on their amenity. Its modest height allows it to be sited without a negative effect on the neighbours to either side.

No objections have been received from any of the neighbouring properties.

On this basis, the proposal will not have an adverse impact on the residential amenity and it is considered to comply with Policy H14 of the LP and NPPF guidance.

Highway Safety

Policy CO7 of the LP encourage innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking will remain unchanged to the front of the property which includes an integral garage and large driveway. No additional bedrooms are proposed and therefore it is not considered that the proposals will increase the required level of off-street parking to meet the needs of the property.

On this basis, the proposal is considered to satisfy Policy CO7 of the LP and the standards set out in the Cumbria Development Design Guide.

Biodiversity Net Gain

Policy N3 of the LP requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1 above. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning



Cumberland Council

	<p>Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. Based on the information available this permission is considered to be one which will not require the approval of a Biodiversity Gain plan before development is begun because the application falls under a householder application, therefore the proposal falls within the list of developments exempt from providing Biodiversity Net Gain.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for a single storey rear extension and dormers to the front.</p> <p>On balance, the proposed extensions are considered to reflect the character and appearance of the existing property and similar extensions within the locality. The proposals are of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>Overall, it represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none">1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none">2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - <p>Application Form, received 24th November 2025; Site Location Plan, scale 1:1250, received 24th November 2025; Existing and Proposed Block Plans, scale 1:500, drawing number SL/11, received 24th November 2025; Proposed Rear Elevations, scale 1:50, drawing number SL/4, received 24th November 2025; Proposed Front Elevations, scale 1:50, drawing number SL/7, received 24th</p>

November 2025;
Proposed Ground Floor Plan, scale 1:50, drawing number SL/3, received 24th November 2025;
Proposed First Floor Plan, scale 1:50, drawing number SL/8, received 24th November 2025;
Existing and Proposed Side Elevations East, scale 1:50, drawing number SL/9, received 24th November 2025;
Existing and Proposed Side Elevations West, scale 1:50, drawing number SL/10, received 24th November 2025.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Informative Notes

Coal Mining Legacy

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: Householder Planning Application.



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Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: Sarah Papaleo

Date : 08/01/2026

Authorising Officer: N.J. Hayhurst

Date : 13/01/2026

Dedicated responses to:- N/A